



STAGS

Beech Tree House Old Coach Road, Playing Place,
Truro, Cornwall TR3 6ET

A great opportunity to acquire this stunning new contemporary home on this highly regarded road which is conveniently located for both Truro and Falmouth. Beautifully finished to a very high specification.

• NEW CONTEMPORARY HOME • 5 DOUBLE BEDROOMS • MASTER DRESSING ROOM • 2 ENSUITES • AMPLE PARKING • NO PETS • SOUGHT AFTER LOCATION • TENANT FEES APPLY

£2,400 Per Calendar Month

01872 266720 | rentals.truro@stags.co.uk

OPEN PLAN KITCHEN DINER

This impressive kitchen has been fitted with a wide range of wall and base units and integrated Neff fridge, freezer and dishwasher. A kitchen peninsula adds separation from the dining area.

LIVING ROOM

Sliding pocket doors leads you from the kitchen to the large lounge which includes a wood burning stove. Bi-fold doors lead to the patio and garden.

DOWNSTAIRS WC

Basin and wc

MASTER ENSUITE

This incredible master bedroom features a private dressing room and ensuite with shower, wc and basin.

BEDROOM 2

Large double bedroom with vaulted ceiling.

BEDROOM 3 ENSUITE

Rear facing large double bedroom with impressive vaulted ceilings. Ensuite with shower, wc, and basin vanity unit.

BEDROOM 4

Generous size front facing double bedroom.

BEDROOM 5

Front facing small double bedroom.

FAMILY BATHROOM

Large bathroom with freestanding bathtub, walk in shower, wc and basin vanity unit.

GARAGE

Large garage which opens up to the rear garden and a side door to access the house. Plenty of room for a utility area.

OUTSIDE

The property has a gated private drive leading to the integral double garage. The house is set well back from the road allowing space for a large drive with ample parking. There is a rear patio located outside the bi-fold doors of the living room, looking out on the large garden.

SERVICES

Mains Water and drainage

Mains electric

Gas Central Heating

Council Tax band F

EPC band B

SITUATION

Being one of the most sought after roads in the villages surrounding the cathedral city of Truro, the property is situated off Old Coach Road at Playing Place. The village includes a general store, bus stop and village hall and a short distance away is Kea Primary School and The Punchbowl and Ladle Inn.

DIRECTIONS

From our office head towards Morlaix Avenue roundabout and then take the 3rd exit and continue to Arch Hill Roundabout. Take the first exit and continue for about one and a half miles. At the next roundabout turn left and immediately take the next left. You will see Beech Tree House located on the left hand side.

LETTING

This property is available to rent short term on an Assured Shorthold Tenancy. Rent is £2400 pcm and the deposit is £2796 refundable at the end of the tenancy less any agreed deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required.

Viewings strictly by appointment with Stags as Landlords Agents on 01872 266720

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F		
(1-26) G		
Not energy efficient - higher running costs		
England & Wales	84	91
EU Directive 2002/91/EC		